

TOWN OF HAMPTON
MASTER PLAN
MARCH 2003 REVISIONS
TO THE FOLLOWING CHAPTERS:

CHAPTER 2, SECTION 2.1 – EXISTING LAND USE
CHAPTER 3 – TRANSPORTATION SYSTEMS
CHAPTER 6, SECTION 6.2 – SOILS AND CONSTRUCTION MATERIALS

CERTIFICATE OF ADOPTION

The Town of Hampton's Master Plan was amended by the adoption of the listed chapters and sections on March 19, 2003 by a majority vote of the Hampton Planning Board, in accordance with NH RSA 675:6, following a public hearing held on March 19, 2003.

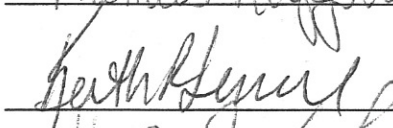
Certified by the Hampton Planning Board:

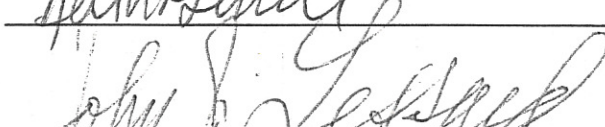

Chairman

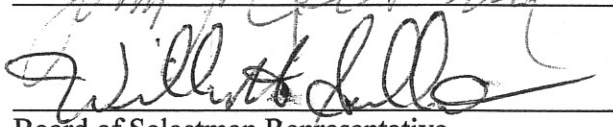

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Thomas Higgins


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Jack Lessard


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Date: March 19, 2003

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CHAPTER 6 - NATURAL RESOURCES

6.1 WATER RESOURCES

(currently incorporated as its own chapter in the *Master Plan for the Town of Hampton New Hampshire, 1996 Supplement to the 1985 Master Plan*)

6.2 SOILS AND CONSTRUCTION MATERIALS

Soil is one of the most important, yet oftentimes overlooked, natural resources. It is the ingredient of the land itself -- the ground on which land use happens. Because it is the foundation for all uses, the condition of the soil is an important factor in all land use decisions. Current and accurate soil information provides the Planning Board with another tool with which to make an informed decision on land use.

Since soils and construction materials are so closely related, the topics were combined into one chapter. The purpose of this chapter is to identify soils and construction materials that are relevant in Hampton and to discuss their effect on existing and potential development.

6.2.1 Soils

Soils information is critical in making sound land use decisions, particularly in those areas of the Town that are not, or may not in the future, be served by the public water or sewer system. Knowledge regarding soil suitability can be used to direct development activity away from poorly suited areas, or to limit the density of development in areas without public water or sewer service, as appropriate. Soil data is useful as a planning guide for making generalized land use determinations; however, they are not suitable for site specific evaluations due to limitations in scale and accuracy.

A soil survey for the Town of Hampton was conducted by the Soil Conservation Service (SCS) U.S. Department of Agriculture, now known as the Natural Resources Conservation Service (NRCS), in 1982. The soil survey map indicates the soil type and slope conditions that are predominant in a given area. Over the years, soil scientists have analyzed and observed the characteristics and behavior of many different soil types. Knowing the distinctive properties of the different soils allows soil scientists to make predictions about the suitability of a soil for different uses.

One of the more important characteristics of a soil is its drainage class. The drainage class of a given soil relates to the ability of water to pass through the soil, or permeability. Drainage class is an important consideration when determining the presence or absence of wetlands, as well as the ability of the soil to absorb storm water drainage and to act as a filter for cleansing water borne pollutants. The depth to the seasonal high water table is also relevant when judging the wetness of a lot and its suitability for development. Soil types provide an indication as to the capacity of land to absorb water, which is an important consideration when planning for stormwater drainage.

Consideration of these soil factors is critical in preventing future development from experiencing groundwater and stormwater problems. The Planning Board can use the accumulated knowledge of characteristics and behavior of soils to identify potential problems or to locate favorable soil conditions for development.

Given the large amount of the Town that is served by municipal sewer, the soil's ability to handle storm water may be more important than its ability to handle sewerage.

A. General Soil Conditions

Traditionally, soil scientists have utilized a soils rating system that ranked the soils based on their limitations. A newer system, described in Soil Potentials for Development (Rockingham County Conservation District, 1987) replaces "soil limitations" ratings with "soil potential ratings." This approach classifies soils on the basis of the relative ease or difficulty of placing dwelling units, septic systems, and local roads on any given soil type. The key difference between the two approaches is that soil potential ratings take into consideration the fact that limiting soil characteristics can oftentimes be overcome through common engineering design and construction techniques. Soil potential ratings are not recommendations for soil use; however, they do provide a more realistic approach in determining land use, and are particularly useful as a land use planning tool.

Because of potential conflicts between on-site wells and on-site septic systems, soil potential ratings are important to many towns. Their importance in Hampton is lessened because of the extensive water and municipal sewer systems in town. In the developed areas of town, the value of the soil potential rating system is limited because the lot size is not dependent on the need for a septic system leach field. Soil conditions are most important in the undeveloped areas that are not served by water and sewer lines. If development in these areas, especially west of Interstate 95, occurs without municipal sewer and water, the potential of the soils to handle septic systems will be vital information and should become the basis for determining the location and density of such development.

As growth of the town continues, the increased impervious surface of development will diminish the ability of the land to absorb stormwater runoff. Greater volumes and velocities of water will occur in downstream runoff. Significant costs will be incurred to repair flood damage and to replace undersized drainage structures. The ability of soil to retard and detain the downstream flow of water will become an increasingly important consideration.

B. Soil Potential Ratings

Using the current soil map, each soil type was measured to determine its total area in acres. Each soil type, along with its potential rating, drainage class, acres and percent of the total soils, is listed in **Table NR-1**. In addition, there is an indication if the soil is an important farmland soil. Each soil is given a soil potential rating in four categories - septic systems, dwellings with basements, local roads and streets, and development, which is a composite of the three categories. The soils are rated from very high to very low, based on the performance expected of a soil for that use.

TABLE NR-1: HAMPTON SOILS TYPES AND CONDITIONS

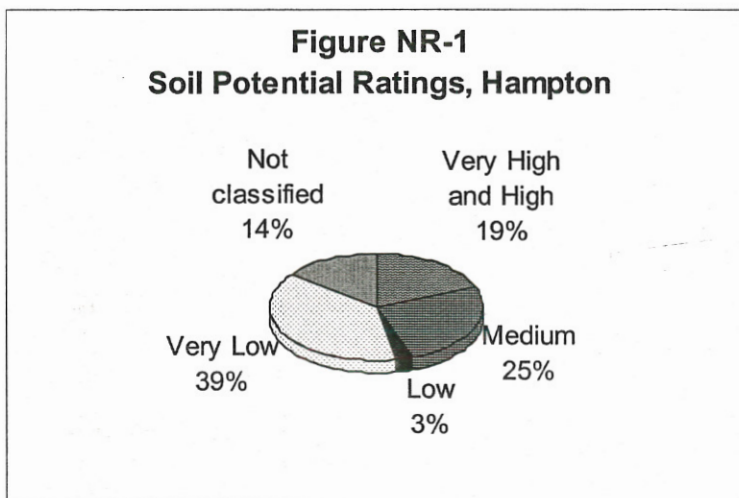
						KEY:				
						Slope Class	Soil Potential Rating	Drainage Class		
A = 0-3%	1 = Very high	EWD: Excessively well drained								
B = 3-8%	2 = High	WD: Well drained								
C = 8-15%	3 = Medium	MWD: Moderately well drained								
D = 15-25%	4 = Low	PD: Poorly drained								
E = 25% +	5 = Very low	VPD: Very poorly drained								
						TVP: Very poorly drained / tidal				
						NR: Not rated / too variable				
		Soil Potential Ratings								
Symbol	Soil Name	Septic Systems	Dwellings w/Basements	Local Roads and Streets	Development	Drainage Class	Important Farmland Soils	Percent of Total Soils	Acres	
26A	Windsor Loamy Sand	2	1	1	1	EWD		0.3%	21	
26B	Windsor Loamy Sand	2	1	1	1	EWD		0.1%	11	
29A	Woodbridge Fine Sandy Loam	3	2	1	3	MWD	Yes	0.0%	2	
29B	Woodbridge Fine Sandy Loam	3	2	1	3	MWD	Yes	0.2%	18	
32A	Boxford Silt Loam	4	2	2	3	MWD	Yes	1.1%	89	
32B	Boxford Silt Loam	4	2	2	3	MWD	Yes	0.6%	50	
33A	Scitico Silt Loam	5	5	3	5	PD		5.6%	459	
38A	Eldridge Fine Sandy Loam	3	2	1	3	MWD	Yes	2.0%	162	
38B	Eldridge Fine Sandy Loam	3	2	1	3	MWD	Yes	1.2%	103	
42B	Canton Gravelly Fine Sandy Loam	1	1	1	1	WD	Yes	2.5%	208	
43B	Canton Gravelly Fine Sandy Loam, Very Stony	1	2	1	1	WD		2.0%	167	
43C	Canton Gravelly Fine Sandy Loam, Very Stony	2	3	2	2	WD		0.1%	7	
44B	Montauk Fine Sandy Loam	3	2	1	2	WD	Yes	0.6%	49	
45B	Montauk Fine Sandy Loam, Very Stony	3	2	1	2	WD		0.2%	16	
45C	Montauk Fine Sandy Loam, Very Stony	3	3	2	3	WD		0.1%	7	
45D	Montauk Fine Sandy Loam, Very Stony	3	2	2	3	WD		0.1%	7	
62B	Charlton Fine Sandy Loam	1	1	1	1	WD	Yes	0.7%	55	
62C	Charlton Fine Sandy Loam	2	2	2	2	WD	Yes	0.0%	4	
63B	Charlton Fine Sandy Loam, Very Stony	1	2	1	1	WD		0.1%	5	
63C	Charlton Fine Sandy Loam, Very Stony	2	3	2	2	WD		0.1%	9	
66B	Paxton Fine Sandy Loam	3	2	1	3	WD	Yes	0.4%	37	
67B	Paxton Fine Sandy Loam, Very Stony	3	2	1	3	WD		0.6%	49	
67C	Paxton Fine Sandy Loam, Very Stony	3	3	2	3	WD		0.1%	9	

TABLE NR-1: HAMPTON SOILS TYPES AND CONDITIONS

Symbol	Soil Name	Soil Potential Ratings				Drainage Class	Important Farmland Soils	Percent of Total Soils	Acres
		Septic Systems	Dwellings w/Basements	Local Roads and Streets	Development				
97	Greenwood and Ossipee Soils, Ponded	5	5	5	5	VPD		0.0%	2
115	Scarboro Muck	5	5	5	5	VPD		0.5%	38
125	Scarboro Muck, very stony	5	5	5	5	VPD		0.1%	11
129B	Woodbridge Fine Sandy Loam, Very Stony	3	2	2	3	MWD		1.0%	81
134	Maybid Sil+A71t Loam	5	5	5	5	VPD		0.8%	66
140B	Chatfield-Hollis-Canton Complex, Very Stony	3	4	3	3	WD		11.8%	972
140C	Chatfield-Hollis-Canton Complex, Very Stony	4	4	3	4	WD		2.5%	202
295	Greenwood Mucky Peat	5	5	5	5	VPD		2.9%	237
298	Pits, Sand and Gravel	nr	nr	nr	nr	NR		1.1%	93
299	Udorthents, Smoothed	nr	nr	nr	nr	NR		4.5%	373
305	Lim-Pootatuck Complex	5	5	4	5	PD		0.4%	30
313A	Deerfield Fine Sandy Loam	3	2	1	3	MWD		1.8%	147
313B	Deerfield Fine Sandy Loam	3	2	1	3	MWD		1.0%	81
314A	Pipestone Sand	5	5	3	5	PD		2.2%	180
395	Chocorua Mucky Peat	5	5	5	5	VPD		0.3%	53
397	Ipswich Mucky Peat	5	5	5	5	TVPD		16.0%	1318
446A	Scituate-Newfields Complex	3	2	1	2	MWD	Yes	0.2%	15
447A	Scituate-Newfields Complex, Very Stony	3	2	1	3	MWD		1.7%	137
447B	Scituate-Newfields Complex, Very Stony	3	2	2	3	MWD		0.9%	72
495	Ossipee Mucky Peat	5	5	5	5	VPD		2.3%	192
497	Pawcatuck Mucky Peat	5	5	5	5	TVPD		1.3%	104
510A	Hoosic Gravelly Fine Sandy Loam	3	1	1	2	EWD	Yes	6.5%	534
510B	Hoosic Gravelly Fine Sandy Loam	3	1	1	2	EWD	Yes	5.9%	489
510C	Hoosic Gravelly Fine Sandy Loam	3	2	2	3	EWD	Yes	0.6%	49
510D	Hoosic Gravelly Fine Sandy Loam	4	4	4	4	EWD		0.4%	33
538A	Squamscott Fine Sandy Loam	5	5	3	5	PD		2.5%	208
547A	Walpole Very Find Sandy Loam, Very Stony	5	5	3	5	PD		0.9%	73
547B	Walpole Very Find Sandy Loam, Very Stony	5	5	3	5	PD		0.7%	57
597	Westbrook Mucky Peat	5	5	5	5	TVPD		0.1%	12
599	Urban Land-Hoosic Complex	nr	nr	nr	nr	NR		4.9%	403
657B	Ridgebury Very Fine Sandy Loam, Very Stony	5	5	3	3	PD		0.4%	30
699	Urban Land	nr	nr	nr	nr	NR		1.4%	112
799	Urban Land-Canton Complex	nr	nr	nr	nr	NR		2.6%	214
997	Ipswich Mucky Peat, Low Salt	5	5	5	5	TVPD		1.5%	120
	TOTAL ACRES							100.0%	8,282

Soil potential ratings are displayed in **Figure NR-1**. Based on the rating system, 1,590 acres (19%) of Hampton's land area are considered to have a very high or high potential for development. (Of that total, 467 acres are considered to have a very high potential for development and 1,123 acres are classified as having high potential for development.) A high or very high rating means that the soil's performance is at or above local standards because of favorable soil conditions. The costs associated with overcoming limitations (i.e. with installing septic systems) are low or very low due to favorable conditions and few limitations.

Approximately 2,102 acres (25%) have a medium potential, meaning that soil limitations add significantly to the cost of development. Only 235 acres (3%) of land are ranked as having a low potential. In those areas, overcoming soil limitations is very costly.



The soil potential for development is considered to be very low for almost 3,160 acres (39%) of the Town's land area. In these areas, wet soils or severe slopes cause development to be economically unfeasible. A large portion of this area is the Hampton salt marshes.

The remaining 1,195 acres (14%) of Hampton's land area is considered to be nonclassifiable due to alterations of natural soil conditions. This land includes gravel pits, areas of urban land, road construction and the landfill. On-site inspections would be necessary to determine actual soil potential.

C. Future Soil Use

The most desirable land and soil is most always developed first, so that as the years go by, the best land is used up, leaving only the moderate and lesser quality land available. In Hampton's case, the proximity to the ocean also influenced the development of the land near the beach. Hampton is at that stage in its development where pressure to develop on the poorer soils is likely to increase.







As the remaining land in the sewered areas is developed, the land in the nonsewered areas will come under development pressure. In the areas of Hampton that are not served by the municipal sewer system, the ability of the soil to handle septic systems is an important consideration. In order to analyze the nonsewered areas **Map NR-1**, entitled "Soil Potential Ratings for Development," was prepared using the RPC's geographic information system and the county soils data. Map NR-1 serves as a general indicator of development suitability in the Town of Hampton. The map provides a "first cut" indication of the areas where additional development can be best accommodated, assuming reliance on on-site septic systems.












INSERT MAP NR-1: SOIL POTENTIAL RATINGS FOR DEVELOPMENT

Map NR-1 Soil Potential Ratings For Development Hampton, New Hampshire February 12, 2003

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Soil Potential Rating for Development

-  Very High
-  High
-  Medium
-  Low
-  Very Low
-  No Rating

-  Limited Access Highway
-  Highway
-  Public Road, municipally maintained
-  Public Road, not maintained
-  Private Road
-  stream
-  intermittent stream
-  marsh or swamp outline
-  Bodies of Water
-  Railroads
-  Town Boundary

MAP DATA SOURCES

Base Features

Base features (transportation, political and hydrographic) were automated from the USGS Digital Line Graph data, 1:24,000, as archived in the GRANIT database at Complex Systems Research Center, Institute for the study of Earth, Oceans and Space, University of New Hampshire, Durham, NH; 1992-1999. The roads within the Rockingham Planning Region have been updated by Rockingham Planning Commission and by NH Department of Transportation through ongoing efforts.

This map was funded by a grant from the New Hampshire Coastal Program pursuant to the National Oceanic and Atmospheric Administration Award (NA17021129) June 2002, New Hampshire Office of State Planning, Rockingham Planning Commission



Rockingham
Planning
Commission

MAP DATA SOURCES

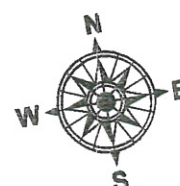
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SOIL POTENTIAL RATINGS FOR LOW DENSITY DEVELOPMENT

Soil ratings indicate the relative quality of a soil for development when compared to other soils in the same county survey. Suitability of a soil as it pertains to septic tank absorption fields, dwellings with basements, and local roads and streets were used as the basis for determining the potential of a soil for development. A composite rating was given to each soil type combining the rating for each of the three uses stated above. The ratings are given as one of the following: Very High, High, Medium, Low and Very Low. Some soil ratings were NA (Not Available) or were Not Rated, and were not used in this product. For further information regarding Soil Potential Ratings for Low Density Development, contact your County Conservation District.

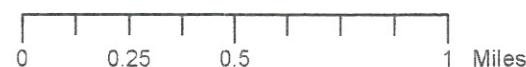
This information was produced by the Rockingham County Conservation District and was distributed in the publication: il Potential Ratings for Low Density Development, Rockingham County, New Hampshire, published in May 1987.

Soil boundaries are from SCS county soil surveys, published at varying scales. All other features are from USGS 1:24,000 scale Digital Line Graphs. All features distributed by Complex Systems Research Center, Durham, NH. Soil unit boundaries that coincide with water body boundaries in the field will not always coincide on this map, due to their differing data sources.



rotated 10 degrees West

SCALE 1:31,000



The map shows that the areas west of Interstate 95 and along Drakeside Road are a mixture of all soil ratings for development, but predominantly medium, low and very low. There are large wetland areas associated with Old River and Line Swamp, Ash Brook, Drakes River, and Taylor River that make portions of the area unsuitable for development.

As more poor quality land in unsewered areas of Town is used as part of building lots, the problems of wet soils and flooding could increase. Hampton's land use regulations may need to be updated to address this concern. With a higher incidence of poorer soils, emphasis could be given to site specific planning in the unsewered areas. Soil-based lot sizing is one tool which accommodates inherent differences in soil characteristics on a parcel, by tying minimum lot sizes to a soil's ability to accommodate a septic system. Allowance for open space development is another tool, in which higher quality soils can be utilized for more intense uses and sensitive lands (poor soils, wetlands, farmland) can be protected through their dedication as open space.

6.2.2 Construction Materials

A. General Description of Types and Locations

This section identifies which construction materials are relevant and depicts the general location of these deposits using the *Soil Survey of Rockingham County, New Hampshire* (1994) prepared by the SCS, now called the NRCS. Other sources of information are also used as appropriate. The soil survey identifies deposits of roadfill, sand, gravel, and topsoil as construction materials. Each soil type listed on the soil survey has a name and is denoted as a number followed, in most cases, by a letter from A to E. The number indicates the composition of the soil and the letter represents the slope. The letter A is a 0-3% slope, B is a 3-8% slope, C is a 8-15% slope, D is a 15-25% slope, and E is greater than 25% slope.

The NRCS rated the performance of each soil type based on its physical characteristics and test data conducted during the survey. For each intended use of the soil, the SCS gave the soil a ranking. The ratings of "good", "moderate", "fair", and "poor" are used for roadfill and topsoil. For sand and gravel, the soils are rated as "probable" or "improbable" as to the possibility of sand or gravel being present.

It should be noted that the soil maps are intended for general townwide land use planning. Due to the mapping techniques used, there may be different soil types within a mapped area of another soil type. The smallest soil land areas mapped are usually in the two to three acre range. Because of these limitations, the soil maps should not be used for site specific land use planning. More detailed on-site soil identification is recommended for parcel level work. The construction materials identified in this chapter are based on these SCS maps. The information is not designed or intended to be used for definitive identification of construction materials.

The soil types found in Hampton that are likely to contain any of the four construction materials are listed in **Table NR-2**. Each soil number and name is provided, as well as the number of acres of that type of soil found in Hampton. The source for the soil information

**TABLE NR-2
CONSTRUCTION MATERIALS**

SOIL NUMBER	SOIL NAME	ACRES	ROADFILL	SAND	GRAVEL	TOPSOIL
26 A, B	Windsor	32	Good	Probable	--	--
42 B	Canton	208	Good	--	--	--
43 B, C	Canton	174	Good	--	--	--
62 B, C	Charlton	59	Good	--	--	--
63 B, C	Charlton	14	Good	--	--	--
66 B	Paxton	37	Good	--	--	--
67 B, C	Paxton	58	Good	--	--	--
115	Scarboro	38	--	Probable	--	--
125	Scarboro	11	--	Probable	--	--
140 B, C	Canton ¹	1,174	Good	--	--	--
305	Lim-Pootatuck	30	--	Probable	--	--
313 A, B	Deerfield	228	--	Probable	--	--
314 A	Pipestone	180	--	Probable	--	--
395	Chocura	26	--	Probable	--	--
497	Pawcatuck	104	--	Probable	--	--
510 A, B, C, D	Hoosic	1,105	Good	Probable	Probable	--
547 A, B	Walpole	130	--	Probable	Probable	--
599	Hoosic	403	Good	Probable	Probable	--
799	Canton ²	214	Good	--	--	--

¹ Part of a Chatfield-Hollis-Canton complex. Portion of soil that is Canton is unknown.

² Part of a Ridgebury-Canton complex. Portion of soil that is Canton is unknown.

Source: U.S. Department of Agriculture, Natural Resources Conservation Service (formerly SCS)

is the NRCS soil map as digitized by Complex Systems of the University of New Hampshire and provided to the Rockingham Planning Commission in digital format. Calculations of the number of acres for each soil type are based on this digital information. Each of the four types of construction materials are listed in Table NR-2. Only the soils that had a "Good" or "Probable" rating in any category were included in Table NR-2.

Roadfill

Table NR-2 shows that eleven soils in Hampton are rated as "good" for use as roadfill. These eleven soils total up to 3,478 acres, but because two of the soils are part of soil complexes, the exact total is less than that. The two largest soil types that are classified as "good" for roadfill are the 140 B & C, Canton and the 510 A-D, Hoosic, which have, respectively, 1,174 and 1,105 acres in Hampton.

Sand

Sand is a very valuable material used in many kinds of construction. There are eleven soil types in Hampton that the SCS has given a "probable" rating for the presence of sand. The total size of the potential sand producing soils is 2,255 acres. The 510 A-D, Hoosic, is the largest single soil type in this category, making up almost half of the total.

Gravel

Gravel is a sought after construction material for many types of industries. Due to the geology of Hampton and much of the coastal region, gravel deposits are not very plentiful. In Hampton, there are only three soil types where finding gravel is rated as "probable". This area covers a total of 1,638 acres. Over 67% of the probable gravel soils are from one soil type - the 510 A-D, Hoosic.

Topsoil

Topsoil is used to cover an area so that vegetation can be established and maintained. The upper 40 inches of a soil is evaluated for use as topsoil. Also evaluated is the reclamation potential of a borrow area.

Topsoil deposits are the smallest of the four construction materials found in Hampton. None of the soils were rated "good" for topsoil and only nine were rated as "fair". Approximately 314 acres of "fair" topsoil are found in Hampton.

A review of Table NR-2 reveals that only two soils, 510 A-D, Hoosic, and 599, Hoosic-Urban Land, are rated for each construction material except for topsoil.





Map NR-2 illustrates the suitability of construction materials in the Town of Hampton, along with the boundary of the stratified drift aquifer. A comparison of Maps NR-2 and Map ELU-1 (Chapter 2 - Land Use) shows that nearly all of the areas most suitable for construction materials ("Suitable for 3 of 4 types" on Map NR-2) have already been developed or are in beach areas; only a few small pockets of suitable construction material areas are located in undeveloped areas.

MAP NR-2 - CONSTRUCTION MATERIALS














Map NR-2 Construction Materials Stratified-Drift Aquifers Hampton, New Hampshire February 12, 2003

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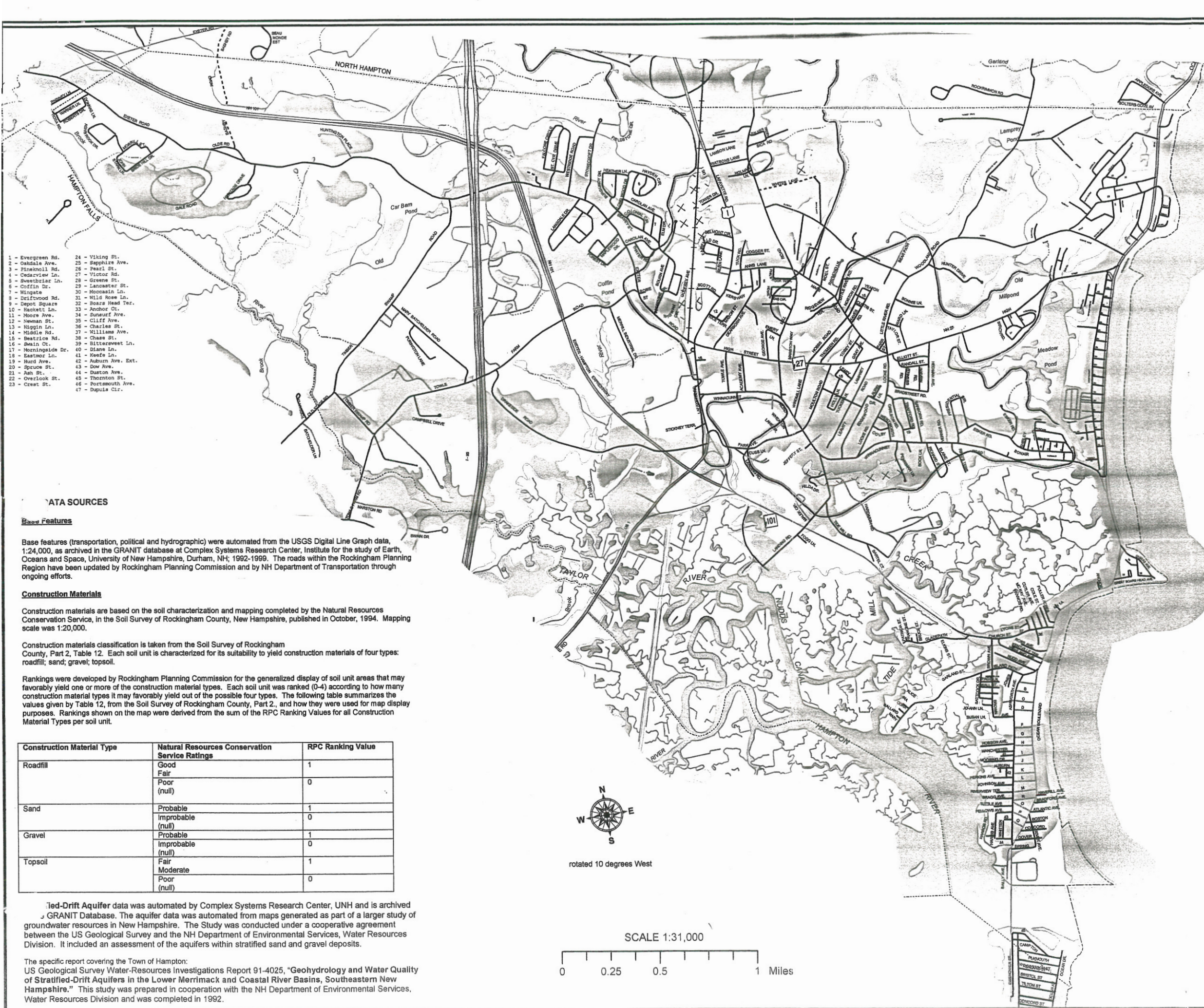
Rankings for Construction Materials: Roadfill, Sand, Gravel, & Topsoil

-  Suitable for 3 of 4 types
-  Suitable for 2 of 4 types
-  Suitable for 1 of 4 types
-  Pit for one or more type (Inactive)

 Stratified-Drift Aquifer

-  Interstate Highways
-  State Primary System
-  State Secondary System
-  Public Road, municipally maintained
-  Public Road, not maintained
-  Ramp / Other
-  Private Road
-  Stream
-  Intermittent Stream
-  Marsh or Swamp Outline
-  Bodies of Water
-  Railroads
-  Town Boundary

This map was funded by a grant from the New Hampshire Coastal Program pursuant to the National Oceanic and Atmospheric Administration Award (NA17OZ1129)
June 2002, New Hampshire Office of State Planning,
Rockingham Planning Commission



B. Identification of Stratified Drift Aquifers

The Hampton Water Resource Chapter of the Master Plan contains information on the stratified drift aquifer located in Hampton. In 1993, the U.S.G.S. completed the most thorough and accurate study of the region's groundwater resources to date. The report is entitled, Geohydrology and Water Quality of Stratified Drift Aquifers in the Lower Merrimack and Coastal River Basins, Southeastern NH. One large stratified drift aquifer, located in the center of Hampton, is identified in the report and shown on the Groundwater Resources Map in the Water Resource Chapter.

As identified, the aquifer matches up fairly closely with the sand and gravel soils from the NRCS soils map, and thus with the probable locations of construction materials in Hampton (Map NR-2). Aquifers are formed where sand and gravel deposits are saturated with water. There are, however, many instances where glaciers deposited sand and gravel on the top of hills or on hillsides; these are referred to as eskers or drumlins. These areas would not contain large amounts of groundwater and would not show up on the U.S.G.S. maps. Aquifers will always contain good sand and gravel, but sand and gravel deposits are not always good aquifers.

In 1989, the Town created an Aquifer Protection District which regulates the type and intensity of development over the aquifer. This overlay District is designed to protect, preserve and maintain potential groundwater supplies and related groundwater recharge areas associated with Hampton's known aquifer.

Excavation and other mining is allowed in the Aquifer Protection District by Conditional Use Permit granted by the Planning Board, subsequent to granting of a Special Exception from the Zoning Board of Adjustment (ZBA). Activity cannot be carried out within eight vertical feet of the seasonal high water table, and all activities must be conducted in compliance with RSA 155-E. Excavation proposals must also receive site plan approval from the Planning Board.

C. Existing Excavations and Regulations

According to Town officials, there are currently no active excavations in Hampton; Map NR-2 identifies former excavation sites in Town.

Article 3.32 of the Zoning Ordinance permits, by special exception of the Zoning Board of Adjustment (ZBA), a quarry, gravel pit, sand pit, loam removal, or any similar use in all zoning districts in Town. Proposals are also subject to site plan review and approval by the Planning Board. While the Town's Aquifer Protection District ordinance contains a listing of conditions that must be met in order for the Planning Board to grant a Conditional Use Permit for excavation or mining activity, the Zoning Ordinance does not present the specific conditions that must be met in order for the ZBA to grant a Special Exception for excavation activities in all other districts in Town. The Town's ordinance should set out the requirements for a special exception so that the ZBA can ensure that allowing the use will not adversely affect the public interest. Consistent criteria should be developed, consistent with those for a Conditional Use Permit, and incorporated into the Zoning Ordinance.

RSA 155-E, the State law on excavations, applies to any excavations in Hampton. Given the scarcity of large amounts of construction materials available in Hampton, the State's regulations are felt to be more than adequate protection to regulate any future excavations.

6.2.3 Recommendations

1. The Planning Board should continue to review and carefully consider resource information pertaining to soil, slope and other natural resource information as part of its planning and development review.
2. The Town should develop and adopt specific criteria for the Zoning Board of Adjustment to follow in deciding whether to grant a Special Exception for excavation activities within the Town. Criteria should be consistent with those used by the Planning Board in deciding whether to grant a Conditional Use Permit for excavation activity in the Aquifer Protection District.
3. The Planning Board should review the need for, and feasibility of, soil-based lot sizing and allowance for open space development in order to better accommodate inherent differences in soil characteristics on parcels being proposed for development.
4. The Planning Board should monitor any updates to RSA 155-E and assess the need for updates to the Town's Zoning Ordinance, or for local excavation regulations.

6.3 OPEN SPACE AND CONSERVATION

(currently incorporated as its own chapter in the *Master Plan for the Town of Hampton New Hampshire, 1996 Supplement to the 1985 Master Plan*)

Notes:

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings on the paper.